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The Applicant proposes to zone the property to the multi-family residence – medium density (MF-3) district so that it may be developed with up to 710 units, to be constructed in two phases and completed by December 2015. Access to the site will be taken to the northbound

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IH 35 frontage road by two driveways. Although there are two "D" site plans currently in process which were submitted prior to initiation of the annexation process and therefore, are not required to have a land use component, Staff has reviewed figures provided by the Applicant to ensure that the minimum site area requirement has been met.

Staff believes the zoning request is appropriate in the context of the surrounding land uses and roadway. The property has access to a major arterial roadway and there are also two other properties zoned for multi-family residential uses that take access to IH 35 in the immediate vicinity. The Restrictive Covenant is for the conditions of the Traffic Impact Analysis, and includes the number of average daily trips.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GO; I-RR (upon annexation)	Undeveloped
<i>North</i>	SF-2; County; MF-4-CO	Undeveloped; Adult-oriented business (vacant); Apartments (300 units)
<i>South</i>	SF-2; GR-CO; CS; MF-2; County	Automobile sales; Undeveloped; Apartments (330 units)
<i>East</i>	County	Undeveloped; Construction sales and services, Vehicle storage, Food sales, Residential fronting Bluff Springs Road
<i>West</i>	N/A	IH-35 frontage road and main lanes

**AREA STUDY:** N/A

**TIA:** Is required – Please refer to Attachment A

**WATERSHED:** South Boggy Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association  
 96 – Southeast Corner Alliance of Neighborhoods (SCAN)  
 511 – Austin Neighborhoods Council  
 627 – Onion Creek Homeowners Association  
 742 – Austin Independent School District  
 1037 – Homeless Neighborhood Organization  
 1075 – Bike Austin  
 1200 – Super Duper Neighborhood Objectors and Appealers Organization  
 1228 – Sierra Club, Austin Regional Group  
 1224 – Austin Monorail Project  
 1236 – The Real Estate Council of Austin, Inc.  
 1258 – Del Valle Community Coalition  
 1305 – Bluff Springs Valley Neighborhood Association  
 1340 – Austin Heritage Tree Foundation  
 1363 – SEL Texas  
 1408 – GO! Austin/VAMOS! Austin – Dove Springs  
 1424 – Preservation Austin

**SCHOOLS:**

Blazier Elementary School    Bedichek Middle School    Crockett High School  
*Note:* An Educational Impact Statement (EIS) is required. Please refer to Attachment B.

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0211 – The Waters at Bluff Springs – 7707 S IH 35 Service Rd NB	I-RR; GR to MF-4	To Grant MF-4-CO w/CO for 45' height and 2,000 trips	Apvd. MF-4-CO as Commission rec., (11-20-2008).
C14-03-0127 – G.A.S. Auto Wholesale – 8113 S IH-35 Service Rd NB	GO to CS	To Grant CS-CO	Apvd. GR-CO with CO for 2,000 trips (10-2-2003).
C14-03-0114 – B & B Body and Paint – 8300 S IH 35	SF-2 to GR	To Grant GR-CO w/CO for trips	Apvd. GR-CO as Commission rec. (9-25-2003).
C14-02-0028 – Springs at Onion Creek – 8515 S IH 35 Service Rd NB	I-RR to MF-3	To Grant MF-2 w/CO for 322 d.u. and 2,064 trips/day as shown in the apvd. Traffic Impact Analysis	Apvd. MF-2-CO w/CO for 330 units (6-27-2002).

**RELATED CASES:**

A zoning change from SF-2 to GO for a depth of 200 feet from the IH – 35 right-of-way line was approved by City Council on March 17, 1988 (C14-87-108 – Wagner & Brown).

The property as well as an additional 22 acres is in the process of being annexed into the full-purpose City limits, and is scheduled to take effect on October 24, 2013 (C7a-2012-0006 – Marbella Annexation).

The zoning area consists of Lot 1 and a portion of Lot 2, Block A, Marbella Subdivision, recorded on April 12, 2012 (C8J-2011-0056.0A). Please refer to Exhibit B. There are two plat vacations and a replat in process with the Marbella Development as well as site plan applications for each of the two planned development phases (C8F-79-127(VAC), C8J-2012-0056.0A(VAC), C8J-2013-0020.0A; SP-2011-0128D, SP-2013-0034D).

**ABUTTING STREETS:**

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
South IH 35	360 feet	FWY 6	FWY	No	No	Yes

**CITY COUNCIL DATE:** November 7, 2013

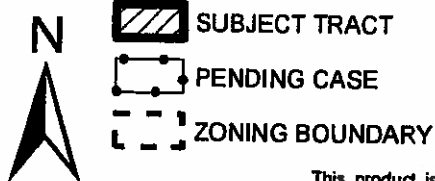
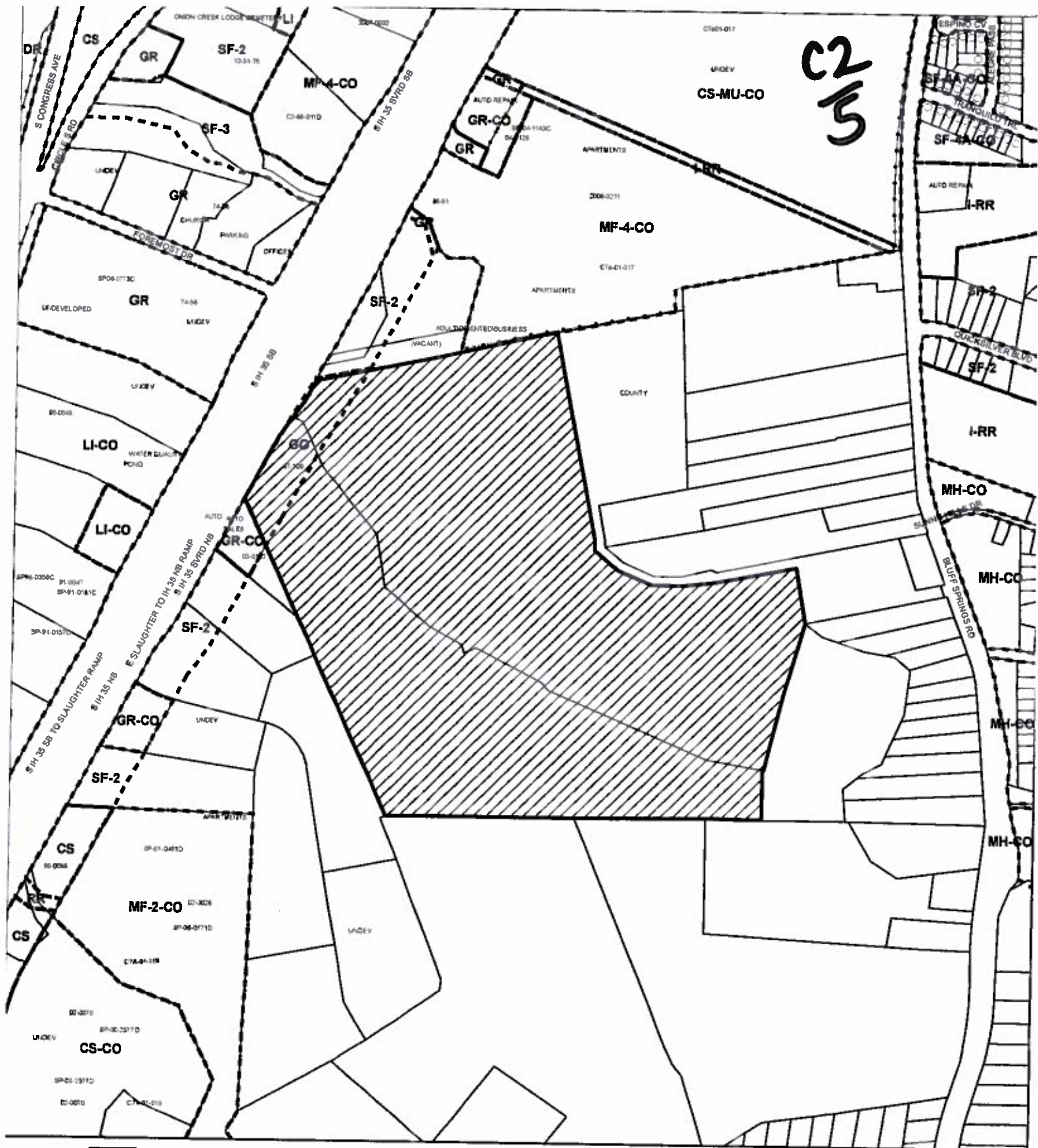
**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 974-7719



**ZONING CASE**  
C14-2013-0089

*Exhibit A*

1" = 600'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.









2012 00065

TEXAS STATE PLANE GRID NORTH  
SCALE: 1" = 200'

CSJ-2011-0056 OA  
SHEET 2 OF 5

**Hunting Grant**

LOT 1

MARBELLA SUBDIVISION  
CU-2011-0066 OA  
MARBELLA MULTIFAMILY PHASE 1  
SP-2011-01260

LOT 2

MARBELLA SECTION 2 SUBDIVISION  
CU-2013-0020 OA  
MARBELLA MULTIFAMILY PHASE 2  
SP-2013-00340

(X) = SITE DRIVEWAY

FIGURE 2

CONCEPTUAL SITE PLAN

EXHIBIT C  
SITE PLAN

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**Date:** October 2, 2013  
**To:** Wendy Rhoades, Case Manager  
**CC:** Kathy Smith P.E., HDR, Inc.  
**Reference:** Marbella Multifamily, C14-2013-0089

The Marbella Multifamily site comprises approximately 92.31 acres along the IH 35 East Frontage Road between William Cannon Drive and Slaughter Lane, in south Austin. The site is currently vacant, but is proposed to consist of a 710 unit apartment complex that is projected to be completed by December 2015. Access to the development is proposed via two (2) right-in, right-out driveways on the IH 35 Northbound Frontage Road.

The Transportation Review Program has reviewed the Traffic Impact Analysis (TIA) for the Marbell Multifamily site plan prepared by HDR, Inc. dated July 17, 2013 and offers the following comments:

#### **TRIP GENERATION**

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the proposed development could generate approximately 4,426 unadjusted daily weekday trips. Of these, 351 trips would occur during the morning peak-hour and 408 would occur in the evening peak hour.

#### **Recommendations/Conclusions**

1. Prior to final reading of zoning, the applicant will post pro rata share for the following:
  - A. IH 35 and William Cannon Drive
    - Construction of an additional lane on the northbound frontage road of IH 35, north of William Cannon Drive, to act as a receiving lane for the additional northbound lane recommended in the Bennet Tract TIA.
    - Restriping of the northbound approach of the IH 35 northbound frontage road at William Cannon Drive to provide one left-turn lane/through shared lane, and one through/right-turn lane.
    - Optimization of signal timing.
  - B. IH 35 and Slaughter Lane
    - Restriping of the eastbound Slaughter Lane approach at the IH 35 southbound frontage road to provide three through lanes.
    - Construction of an eastbound Slaught Lane right-turn lane at the IH 35 West Frontage Road.
    - Construction of a right-turn lane on the westbound approach of Slaughter Lane at the IH 35 East Frontage Road. The approach will provide three through lanes and one right-turn lane.

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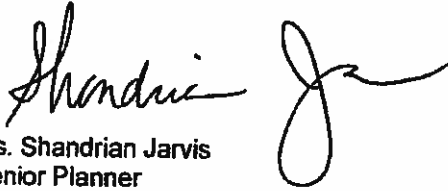
- Restriping of westbound Slaughter Lane between IH 35 East Frontage Road and IH 35 West Frontage Road to provide three continuous lanes. The new lanes should be striped such that they align with the westbound input lanes on the east side of IH 35 Northbound Frontage Road.
- Installation of an advance intersection lane control sign between the IH 35 Northbound Frontage Road and the IH 35 Southbound Frontage Road for the westbound approach at the IH 35 Southbound Frontage Road.
- Restriping of the northbound approach of IH 35 Northbound Frontage Road to provide one u-turn lane, two left-turn lanes, one through lane, and one right-turn lane.
- Optimization of signal timing.

C. Driveway A and IH 35 Northbound Frontage Road

- Installation of a northbound right-turn deceleration lane
2. Install stop signs and appropriate pavement markings for site driveways.
  3. All driveways shall comply with current City of Austin Type II Commercial Driveway standards and shall meet minimum requirements for driveway width, throat length, driveway spacing, offset, and curb return radii. The owner will be responsible for obtaining permit approval for the driveways prior to site plan approval.
  4. Development of this property should be limited to uses and intensities which do not exceed or vary from the from the projected traffic conditions assumed in the TIA, including peak hour trip generation, traffic distribution, roadway conditions, and other traffic related characteristics.

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If you have any questions or require additional information, please contact me at 974-2628.

  
Ms. Shandrian Jarvis  
Senior Planner  
Planning and Development Review Department



# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District



PROJECT NAME: Marbella Subdivision Phase 1 and 2

ADDRESS/LOCATION: 8001 and 8111 S IH-35

CASE #: C14-2013-0089

CITY COUNCIL DATE: \_\_\_\_\_

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

# SF UNITS: \_\_\_\_\_

STUDENTS PER UNIT ASSUMPTION: \_\_\_\_\_

# MF UNITS: 714 units (1-3 bedrooms)

STUDENTS PER UNIT ASSUMPTION: 0.23

**ELEMENTARY SCHOOL:** Blazier

**RATING:** Met Standard

**ADDRESS:** 8601 Vertex Boulevard

**PERMANENT CAPACITY:** 598

**% QUALIFIED FOR FREE/REDUCED LUNCH:** 81%

**MOBILITY RATE:** -14%

ELEMENTARY SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	1,136	1,195	1,277
% of Permanent Capacity	190%	200%	214%

☒ INCREASE

☐ DECREASE

☐ NO IMPACT

**MIDDLE SCHOOL:** Bedichek

**RATING:** Met Standard

**ADDRESS:** 6800 Bill Hughes Road

**PERMANENT CAPACITY:** 941

**% QUALIFIED FOR FREE/REDUCED LUNCH:** 86%

**MOBILITY RATE:** -11.6%

MIDDLE SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	1,170	1,151	1,186
% of Permanent Capacity	124%	122%	126%

☒ INCREASE

☐ DECREASE

☐ NO IMPACT

**HIGH SCHOOL:** Crockett

**RATING:** Met Standard

**ADDRESS:** 5601 Manchaca Road

**PERMANENT CAPACITY:** 2,163

**% QUALIFIED FOR FREE/REDUCED LUNCH:** 75%

**MOBILITY RATE:** -8.6%

HIGH SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	1,846	1,900	1,947
% of Permanent Capacity	85%	88%	90%

☒ INCREASE

☐ DECREASE

☐ NO IMPACT

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District



## IMPACT ON SCHOOLS

At a rate of 0.23 students per multi-family unit, the proposed development is projected to add approximately 164 AISD students over all grade levels to the projected student population. It is estimated that of the 164 students, 82 will be assigned to Blazier Elementary School, 35 to Bedichek Middle School and 47 to Crockett High School. These additional students would increase the projected percentage of permanent capacity to 214%, 126% and 90% respectively.

The additional students from the development will have a negative impact on the operating capacity at Blazier Elementary School. A large number of portables have been added to the campus to accommodate the current enrollment, and overcrowding at the school is severely stressing the core facilities (cafeteria, gym and library). Furthermore, the additional 82 elementary students will increase the functional capacity (by enrollment) to 118%, which is above the target range of 75-115%.

Bedichek Middle School and Crockett High School will be able to accommodate the additional students with a functional capacity of 91% and 77% respectively, assuming the schools retain the number of portables currently on site.

## TRANSPORTATION IMPACT

All students within the development attending Blazier Elementary School, Bedichek Middle School or Crockett High School would qualify for transportation. The projected number of students would have a considerable impact on transportation resources.

## SAFETY IMPACT

There are no safety concerns identified at this time.

Date Prepared: 10/1/2013

Director's Signature:

Handwritten signature of Barry Wussow in black ink.



**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant multi-family residence-medium density (MF-3) district zoning.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated October 2, 2013, as provided in Attachment A.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The MF-3, multi-family residence – medium density district is intended for multifamily developments with a maximum density of up to 36 units per acres located near supporting transportation and commercial facilities.

*This property is accessible from the northbound IH-35 Service Road.*

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

Staff believes the zoning request is appropriate in the context of the surrounding land uses and roadway. The property has access to a major arterial roadway and there are also two other properties zoned for multi-family residential uses that take access to IH 35 in the immediate vicinity. The Restrictive Covenant is for the conditions of the Traffic Impact Analysis, and includes the number of average daily trips.

**EXISTING CONDITIONS****Site Characteristics**

The subject property is undeveloped and generally slopes towards South Boggy Creek, which follows the northeast property lines. The recorded plat shows critical environmental features and corresponding setbacks, as well as critical water quality zones (CWQZ) and water quality transition zones (WQTZ) from areas in proximity to South Boggy Creek.

**Impervious Cover**

The maximum impervious cover allowed by the MF-3 zoning district would be 65%, which is based on the more restrictive zoning regulations.

**Comprehensive Planning**

The zoning case is located on the west side of Bluff Springs Road, approximately 350 feet north of Mozelle Lane, and is not located within the boundaries of a neighborhood planning area. The property is approximately 92.3 acres in size, and is heavily wooded and vacant. The proposed use is Phase 1 and 2 of the Marbella multifamily apartment complex. Surrounding land uses includes vacant land to the north, single family houses to the south,

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vacant land to the west, and a church and housing to the east. Bluff Springs Road is utilized as a heavily used collector road along this portion of south Austin.

Regarding development and redevelopment, the overall goal of the Imagine Austin Comprehensive Plan is to achieve ‘*complete communities*’ across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. This property is within the “Other Development within City Limits” Growth Concept Map category. Page 107 of the IACP states, “*While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. The design of new development should be sensitive to and complement its context.*”

The IACP is also supportive of developing a variety of land uses throughout Austin, including housing, to promote ‘*complete communities*’, as demonstrated in the following IACP policies:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a **mix of land uses and housing types** and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **H P1.** Distribute a **variety of housing types** throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin’s diverse population.
- **H P5.** Promote a diversity of land uses throughout Austin to **allow a variety of housing types including rental** and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- **N P1.** Create **complete neighborhoods across Austin that have a mix of housing types** and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon: (1) the construction of additional multi-family affordable housing, which would contribute towards making this area more of a ‘*complete community*’ by adding additional affordable housing in this area; and (2) the IACP policies referenced above, which supports a variety of housing types, including multifamily apartments, staff believes that this project is supported by the Imagine Austin Comprehensive Plan.

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the South Boggy Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:



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<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

### **Transportation**

No additional right-of-way is needed at this time.

Per Land Use and Transportation Policies – LUT P3 and LUT P23 of the Imagine Austin Comprehensive Plan, Neighborhood Connectivity Division recommends that at the time of site plan, the applicant provide access to the proposed South Boggy Creek Greenway multi-use path, Route 976 of the City of Austin, 2009 Bicycle Plan Update.

The Austin Metropolitan Area Transportation Plan calls for 400 feet of right-of-way for IH 35. If the requested zoning is granted for this site, then 200 feet of right-of-way from the existing centerline should be dedicated for IH 35 according to the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA [LDC, Sec. 25-6-142]. Comments are provided in Attachment A.

**Water and Wastewater**

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

**Site Plan and Compatibility Standards**

Site plans will be required for any new development other than single-family or duplex residential.

This development will be subject to *Subchapter E: Design Standards and Mixed Use*. Additional comments will be provided upon submittal of a site plan.